

**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**

**Case No. PZ14-0006 Buddy's Pizza, C103**

**Location:** 44225 Twelve Mile Road

**Zoning District:** RC, Regional Center District

The applicant is requesting variances from Section 28-5(1)d, 28-5(2)b.1.(a)i.a. and 28-5(3) of the Novi Sign Ordinance to allow additional signs as follows:

- (1) Projecting wall signs of 87 sq. ft.
- (1) Wall sign of 81 sq. ft. at north elevation
- (1) Wall sign of 95.6 sq. ft. at west elevation.

The property is located on the south side of Twelve Mile Road, and east of Cabaret Drive.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(1)d permits only one ground sign, wall sign, or canopy sign per parcel of property and 28-5(2)b.1.(a)i.a. permits a wall sign of maximum 65 square feet in area. Section 28-5(3) permits a single wall sign for each business storefront in the RC district.

**City of Novi Staff Comments:**

The applicant is requesting approval for installation of signage for The Buddy's Pizza Restaurant located at 12 Mile Crossing at Fountain Walk Shopping Center. The property is allowed a single sign by right under the Novi Sign Ordinance. The proposed signage is as follows:

North (Entry) Elevation:

- Sign #A: Projecting wall sign 87 sq. ft. (logo)
- Sign #B: 81 sq. ft. at north entrance door

West Elevation:

- Sign #C: 95.6 sq. ft. second wall sign at west entrance door (Carryout)

Staff recognizes the unique nature and location of the site and is not opposed to the approval of wall signage located on the property if the Board finds them appropriate.

**Standards for Granting a Sign Variance**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-16 addresses Sign Variance Appeals:

- The request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the City or that are self-created, specifically\_\_\_\_\_.

- The failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because \_\_\_\_\_.
- The grant of relief will not result in a use of structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit of the ordinance because \_\_\_\_\_.



cityofnovi.org  
ZBA Case No.

### ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

#### For Official Use Only

ZBA Case No. P2140006

ZBA meeting date April 8

Check# \_\_\_\_\_ Include payment with cash or check written to "City of Novi"

#### TO BE COMPLETED BY APPLICANT - PLEASE PRINT

\*\*\*Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name ED PHILLIPS Date 2/12/14

Company (if applicable) PHILLIPS SIGN & LIGHTING INC. for BUDDY'S PIZZA

Address\* 40920 EXECUTIVE DRIVE City HARRISON TOWNSHIP

State MI Zip code 48045 \*Where all case correspondence is to be mailed

Applicant's E-mail address STEPHANIE@PHILLIPSSIGN.COM

Phone number 586 468 7110 Fax number 586 468 7441

Request is for:  
 Residential  Vacant property  Commercial  Signage

Address of subject ZBA case 44225 TWELVE MILE ROAD C103 Zip code \_\_\_\_\_

Cross roads of property \_\_\_\_\_

Sidwell number 50-22- May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction?  Yes  No

Zoning (Please circle one)  MH  R-A  R-1  R-2  R-3  R-4  RM-1  RM-2  I-1  I-2  RC  TC  TC-1 \_\_\_\_\_ Other

Property owner name (if other than applicant) BUDDY'S PIZZA

Does your appeal result from a Notice of Violation or Citation issued?  Yes  No

Indicate Ordinance section(s) and variances requested:

- |    |         |                         |                    |  |
|----|---------|-------------------------|--------------------|--|
| 1. | Section | <u>28-5(1)d.</u>        | Variance requested | <u>ALLOW (1) PROJECTING SIGN</u>         |
| 2. | Section | <u>28-5(2)b.1.(a).a</u> | Variance requested | <u>SQUARE FOOTAGE INCREASE</u>           |
| 3. | Section | <u>28-5(3)</u>          | Variance requested | <u>ADDITIONAL SIGN on WEST ELEVATION</u> |
| 4. | Section | _____                   | Variance requested | _____                                    |

Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
- b. The location and dimensions of all existing and proposed structures and uses on property.
- c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- d. Dimensions necessary to show compliance with the regulations of this Ordinance.

State the practical difficulties which prevent conformance with the Zoning Ordinance requirements [attach separate sheet if necessary]:

Our difficulty is lack of adequate signage. We have two entrances on two different elevations. One is for carry out and one for dine in. These entrances need to be designated for our customers, directing them to the appropriate doors. We believe that our projecting sign fits the architecture of the building and also following the theme of the many other establishments in the area with projecting signs.

Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

We believe that the building shape and structure are unique in design. as we have have three elevations. And we believe that our signage is moderate in size in comparison to the building and very tasteful and complimentary to the area.

There is a five (5) day hold period before work/action can be taken on variance approvals.

**SIGN CASES ONLY:**

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten (10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the actual sign. Upon approval, the mock-up sign must be removed within five (5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five (5) days of the meeting.

**City of Novi Ordinance, Section 3107. - Miscellaneous**

No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty (180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one (1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

**PLEASE TAKE NOTICE:**

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other

Ed Phillips  
Applicant's Signature

2-13-14  
Date

Phillips sign for Mrs. Pikelas  
Property Owners Signature

2-13-14  
Date

**DECISION ON APPEAL**

\_\_\_\_\_ Granted

\_\_\_\_\_ Denied

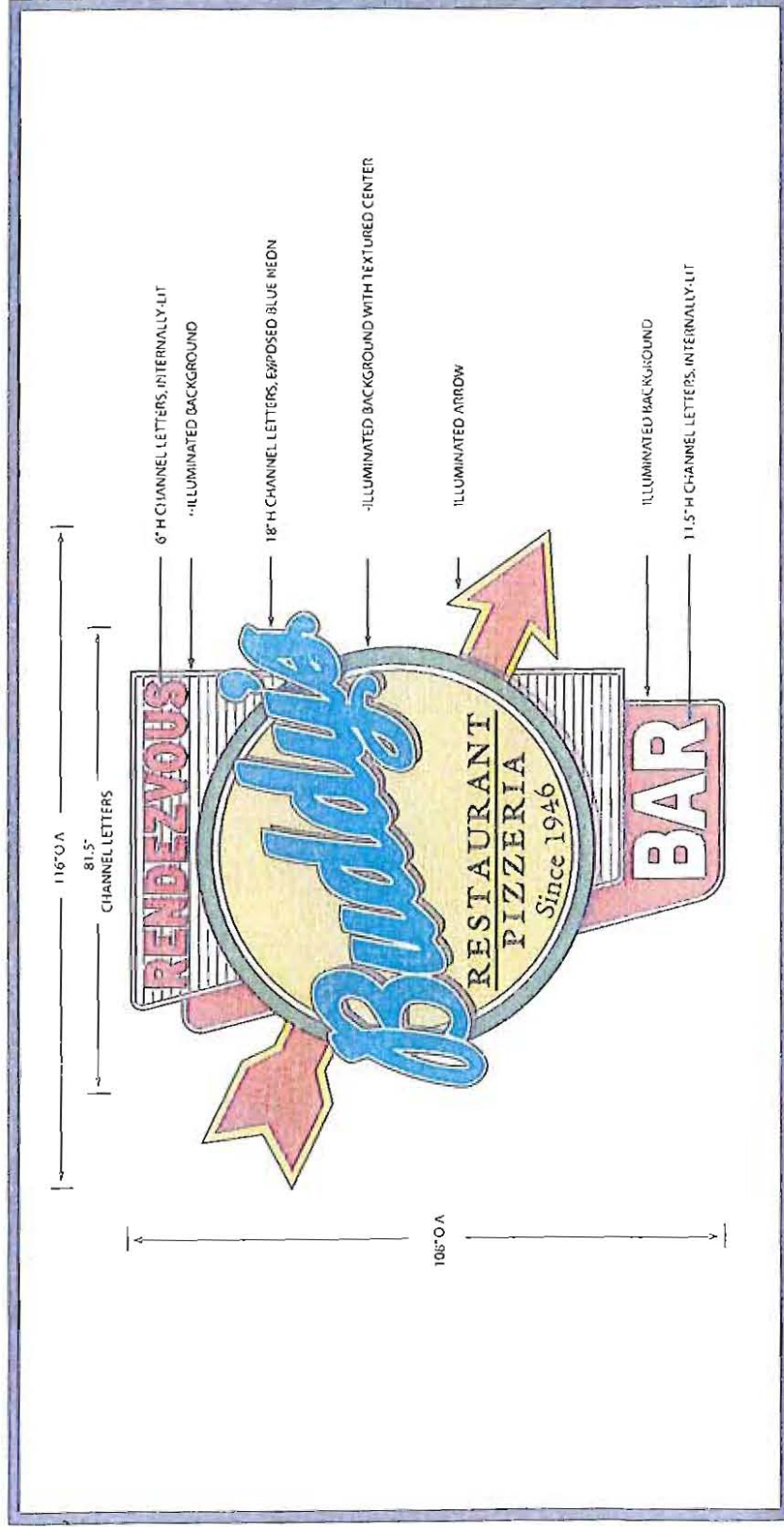
The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



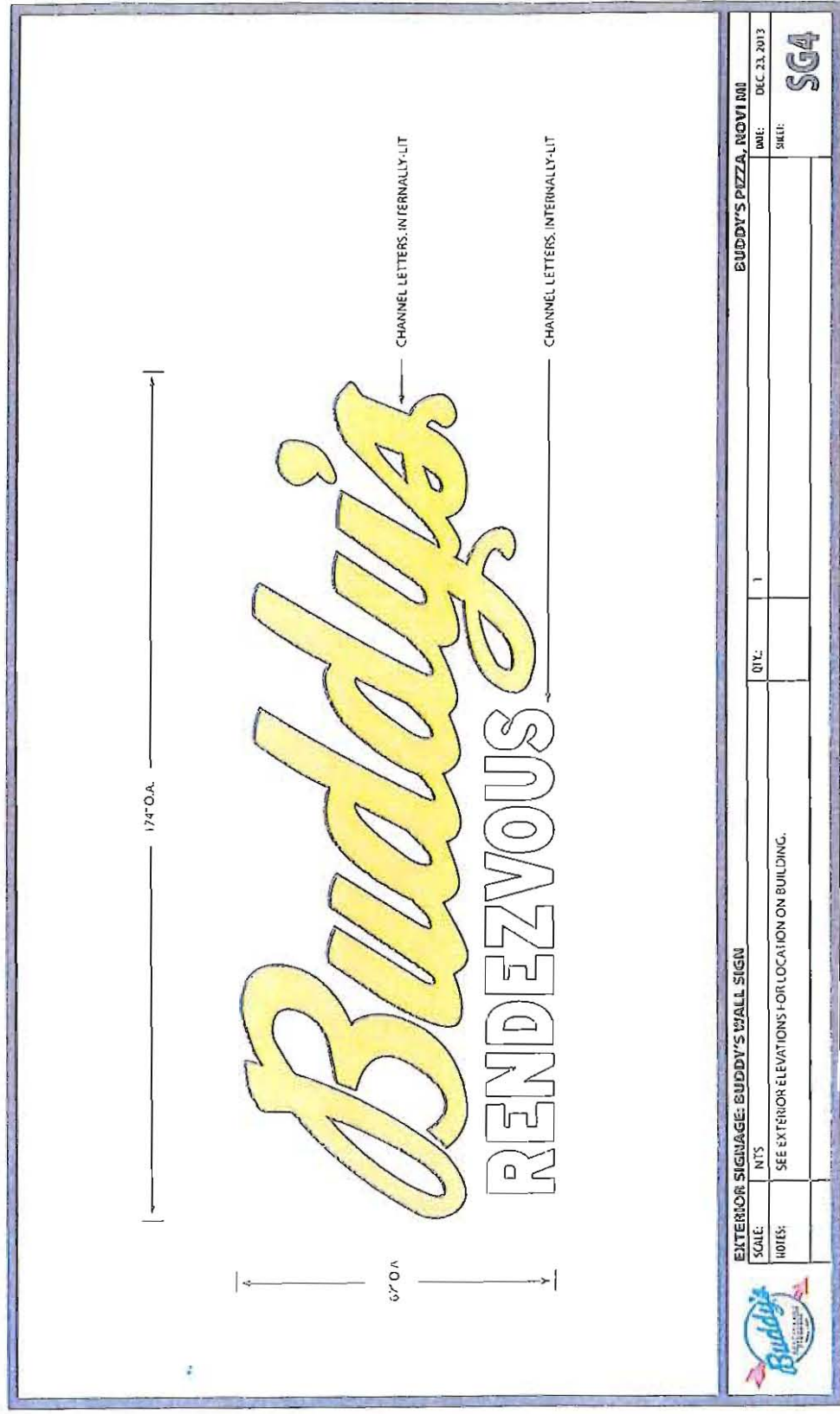
4



EXTERIOR SIGNAGE: MAIN BUILDING BLADE SIGN		BUDDY'S PIZZA, NOV 101	
SCALE:	NTS	DATE	DEC. 21, 2013
NOTES:	SEE EXTERIOR ELEVATION SHEETS FOR LOCATION ON BUILDING.	SHEET	SG3

MARTIAL DESIGN STUDIO - 118 MAINGENTICE, NORTHVILLE, MICHIGAN 48167 - PHONE 248-374-0300 - FAX 248-374-1023 - EMAIL: MARTIALDESIGNSTUDIO@GMAIL.COM

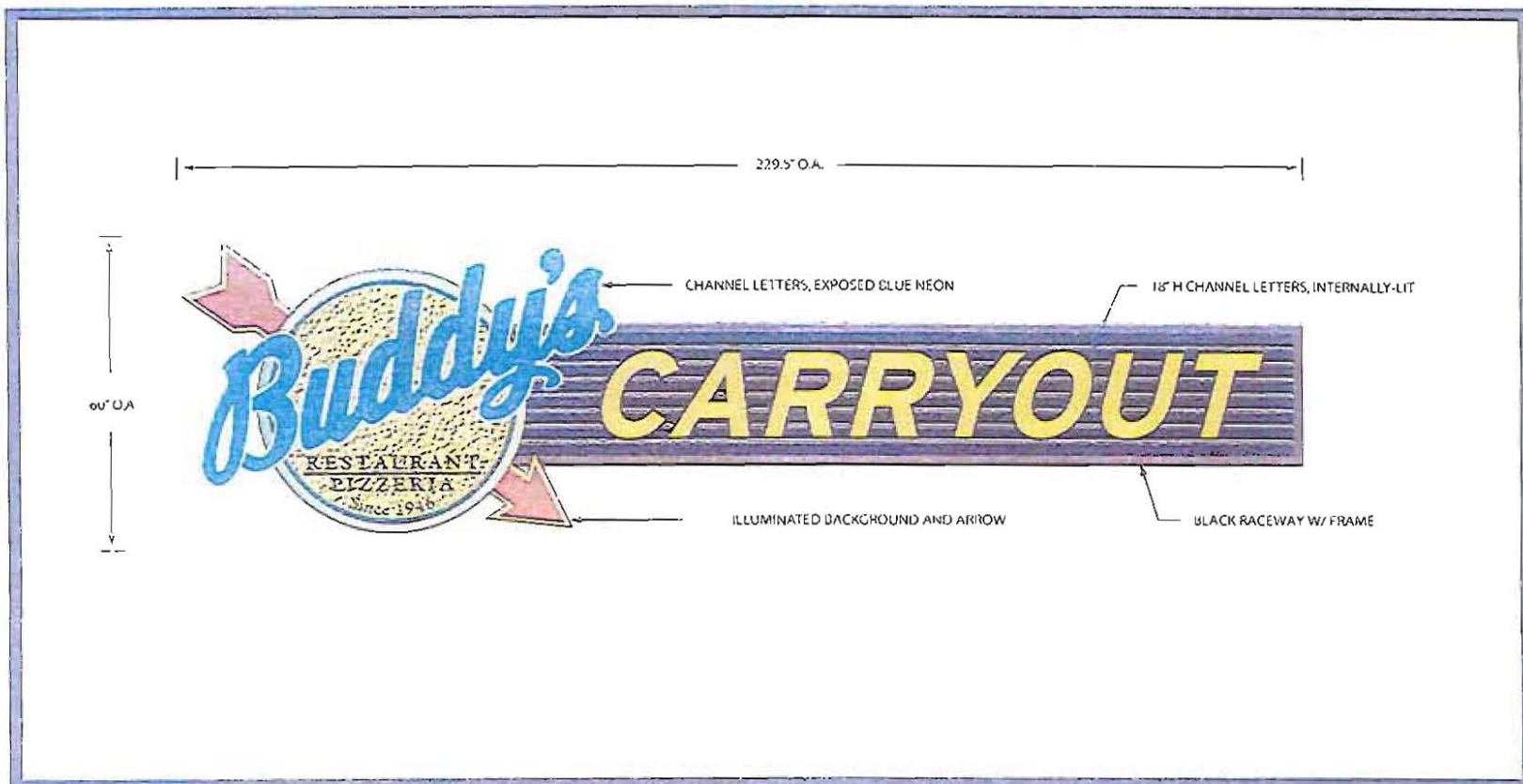
ENTRY (NORTH) ELEVATION -- 81 SQ FT



MARTONE DESIGN STUDIO - 118 WATMCENTRE NORTHVILLE, MICHIGAN 48167 - PHONE: 248-374-8300 - FAX: 248-374-1029 - EMAIL: MARTONESTUDIO@GMAIL.COM

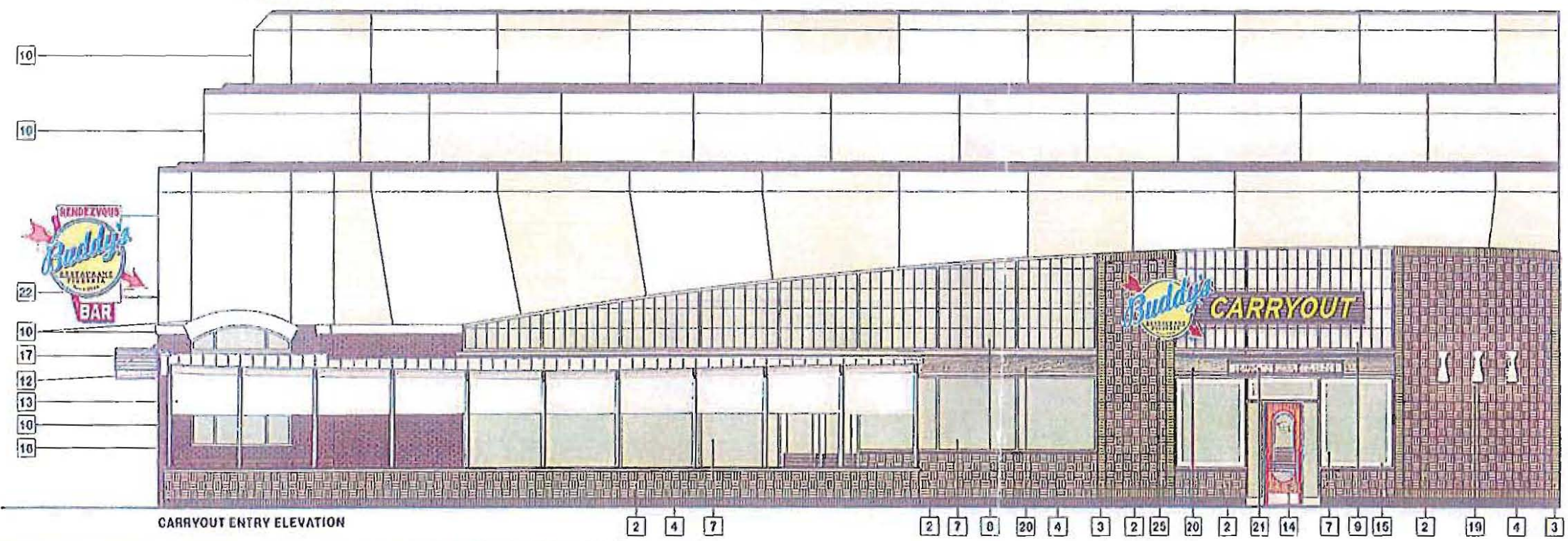
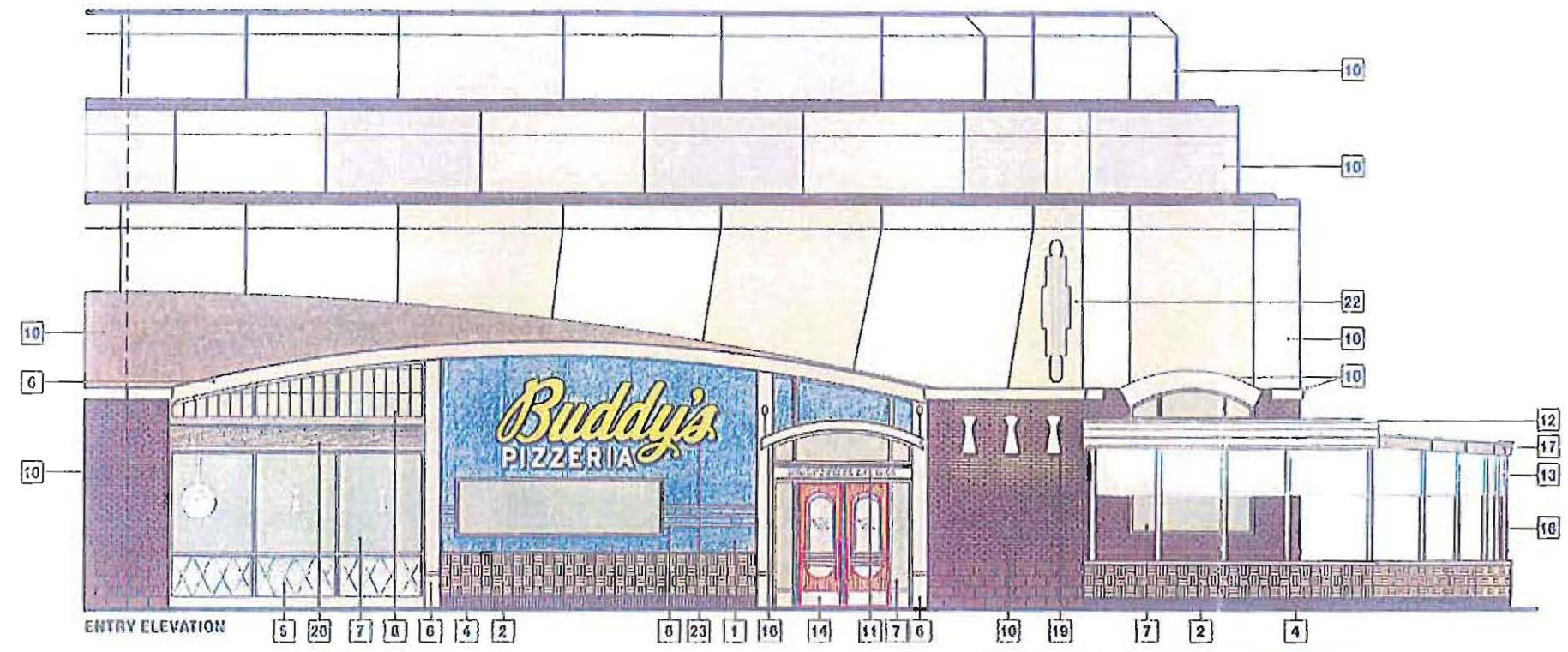
CARRY OUT (WEST) ELEVATION - 95 SQ FT

C



<b>EXTERIOR SIGNAGE: CARRYOUT BUILDING SIGN</b>		<b>BUDDY'S PIZZA, NOVI MI</b>	
SCALE:	NTS	QTY:	1
NOTES:	SEE EXTERIOR ELEVATION SHEET SG 1 FOR LOCATION ON BUILDING.		
			DATE: DEC. 23, 2013
			SHEET: <b>SG6</b>





PROPOSED EXTERIOR ELEVATIONS FOR BUDDY'S PIZZA AT FOUNTAIN WALK • NOVI, MI